

*Original*

**Cover Sheet - Non-Social Service Activity**

AGENCY NAME: **Amherst Housing Authority**

AGENCY ADDRESS: **33 Kellogg Ave, Amherst, MA 01002** \_\_\_\_\_

AGENCY PHONE NO: **413-256-8128 x304** CONTACT PERSON: **Denise LeDuc** \_\_\_\_\_

CONTACT PERSON EMAIL: **dleduc@amhersthousingauthority.org**

2015 CDBG FUNDING REQUEST: \$162,980 \_\_\_\_\_

1. Project Name **Renovations to Jean Elder**

2. Project Description (1-2 sentences)

The project is to rehab the kitchen and baths in two units, to replace a failed roll-in shower and to address hallway safety issues.

3. Project Location (Street address) **9 Chestnut Street, Amherst, MA**

4. Budget Request Total Budget for entire project is \$162,980

5. Type of Activity (check one):

☒ **XX Rehabilitation**

☐ Acquisition

☐ Demolition/clearance

☐ Infrastructure

☐ Public Facility

☐ Architectural Barrier Removal

☐ Other – please explain

6. National Objective:

Total number of beneficiaries (individuals served): 6-14 people depending on the number housed in the two units

Total Low/Mod beneficiaries (individuals served): 100% of the people served

**Please submit responses to the following questions:**

Project Name: Renovations to Jean Elder

Project Location: 9 Chestnut Street, Amherst, MA

Census Block Group: 820500-2

**A. National Objective Description**

- *Describe in detail how your project will meet a national objective and how it will be documented to ensure that participants meet low/moderate income requirements.*
- *Limited clientele projects must document compliance by one of the following methods:*
  - *For projects that do not provide "income payment" forms of assistance, beneficiaries may "self-declare" their eligibility, generally by completing and signing a form declaring household sizes and income ranges.*
  - *For projects that offer income payments or subsidies, income must be documented.*
  - *For projects where the user profile will be low- and moderate-income, a description of the profile must be presented so that the conclusion, without a doubt, will be to benefit low- and moderate- income persons.*

This project meets the National Objective. As of December 30, 2014, 50% of the residents fall into the extremely low income range (30% of AMI), 50% fall in the Very low range (50% of AMI)

*Total number of individuals served*

This property is used to house various individuals. It is used for residential housing for three of the units; respite and emergency housing for disabled members of the community; and a residence for developmentally disabled persons who have placed residentially from nursing homes.

As of December 30, 2014 unit #2 is vacant, this 3 bedroom unit has previously housed an elderly/disabled individual with a live-in PCA and cannot be re-rented until significant work is completed in the unit. Unit #3 is soon to become vacant, this is a 2 bedroom unit that is rented to a family where one member of the family is disabled, and it too will be vacant until work can be completed in the unit. Unit #4 is rented to a social service agency that provides emergency and respite services to disabled individuals.

There are two other units in the property; however funds are not being currently sought for these units. Both Units #5 and #6 (a 5 bedroom and 8 bedroom respectively) serve as residence for Developmentally Disabled individuals who were formerly housing in nursing homes.

*Total Low/Mod individuals served*

All residents or 100% of the population falls in the Extremely Low to Low Income range.

## **B. Demonstrate Consistency with Community Development Strategy**

- *Describe how the proposed project is consistent with the Community Development Strategy.*
- *To meet this threshold a proposed project must relate to a community development need or needs identified by the community in the Strategy, and must have been identified in the Strategy as a means to address the need.*

The Community Development Strategy identifies a full range of initiatives designed to preserve, develop, and/or replenish the community's extremely low income, and low and moderate income housing. This project is to preserve the housing stock for extremely low and low income individuals who meet the State 667 program and income guidelines for Elderly/Disabled housing.

## **C. Demonstrate Consistency with Sustainable Development Principles**

- *Describe how project meets and is compatible with the State's Sustainable Development Principles: [http://www.mass.gov/envir/smart\\_growth\\_toolkit/pdf/patrick-principles.pdf](http://www.mass.gov/envir/smart_growth_toolkit/pdf/patrick-principles.pdf)*

This project would meet the State's Sustainable Development Principles under item #6 identified as Expand Housing Opportunities. This principle states: Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types.

This project meets under the criteria of Rehabilitation. Without the rehabilitation, two of the units would be un-rentable, leaving affordable units vacant, in a community that continues to suffer from a lack of affordable housing. The third unit, although rented would continue to have a health and safety issue that was not resolved for the disabled individuals housed there.

## **D. Demonstrate Consistency with Target Area requirements**

- *Describe location of the project in terms of the identified target areas?*

The property is one block east of the Triangle Street area, on a bus route for people with disabilities, and an easy walk for people without mobility issues.

- *Is the project located in a target area?*

Yes, this project is located in the town center target area.

## **E. Agency Information**

- *Provide an overview of your organization, including length of time in existence, experience in successfully conducting activities for which funding is being sought, and skills and current services that reflect capacity for success.*
- *Explain your short-term goals and long-term goals.*

The Amherst Housing Authority (AHA) is a public body, politic and corporate, duly organized in 1959 and existing pursuant to Massachusetts General Laws, Chapter 121 B, Section 3. A Board of Commissioners is legally responsible for the overall operations of the Authority, and the day to day activities and administration of the Authority is delegated to the Executive Director and managed by a 14 person staff.

The AHA has a long history in providing safe, affordable housing to residents of the Amherst community with the following programs:

**Low Rent Public Housing-** Under this program, the AHA owns, operates and maintains rental housing acquired with grants from the U.S. Department of Housing and Urban Development (HUD). Dwelling units are leased to low income tenants at rates based on their ability to pay. Operations are supported by HUD via operating grants.

**Public Housing Capital Fund-** HUD provides grants to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Authority under the Low Rent Public Housing Program. A portion of capital funds may also be used to support operations and to make improvements in the management and operation of the Authority.

**Section 8 Housing Choice Voucher-** HUD provides grants to the Authority to subsidize rents paid by low income families and individuals who rent dwelling units from private landlords. Under this program qualified applicants are issued vouchers which may be used by the applicant to obtain housing in the private rental market. The AHA will subsidize the landlord for the difference between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard.

**State and Local Programs-** The AHA operates the following state and local programs:

**State Consolidated Housing and State Chapter 667/705 Housing-** Under these programs, the AHA owns, operates and maintains rental housing acquired with grants from the Massachusetts Department of Housing and Community Development (DHCD). Dwelling units are leased to low income tenants at rates based on their ability to pay. Operations are supported by DHCD via operating grants.

**State Chapter 689 Housing-** Under this program, the AHA owns, operates and maintains rental housing acquired with grants from DHCD. The building is generally rented to a non-profit corporation who provides health and human resource needs to mentally or developmentally disabled individuals.

**Massachusetts Rental Voucher Program (MRVP)-** DHCD provides grants to the AHA to subsidize rents paid by low income families and individuals who rent dwelling units from private landlords. Under this program, qualified applicants are issued vouchers which may be used by the applicant to obtain housing in the private rental market. The AHA will subsidize the landlord for the difference between the rent requested and the tenant's share of the rent not to exceed a contract amount.

The housing program for which the AHA is seeking funds falls under the State Consolidated Housing and State Chapter 667/705 Housing.

The Amherst Housing Authority has been doing modernization projects under the requirements of the Commonwealth of Massachusetts for numerous years and is one of a few agencies statewide that is part of the DHCD Accelerated Independent Modernization and Management (AIMM) for capital projects under DHCD.

Both the long-term and short-term goals for the Amherst Housing Authority are the same, which is to provide safe, affordable housing to extremely low, low and moderate income individuals, families and disabled people.

#### **F. Project Budget Information**

- *Provide a detailed budget cost estimate that includes all sources of revenues and all expenses, signed by the preparer. (Include an inflation factor to reflect the cost of construction at the time of project implementation, as outlined in your project timeline.)*
- *Explain the process used to review the accuracy of the cost estimate.*

A cost estimator tool provided to all housing authorities in Massachusetts is a product of the Department of Housing and Community Development, called "Capital Planning System. This tool was utilized to determine the anticipated cost of the project.

- *Explain the qualifications of person who prepared the cost estimate.*

Nancy Schroeder, Kristen Comeau and Denise LeDuc have been trained by DHCD in the use of the DHCD Capital Planning System software.

Denise LeDuc is the Executive Director of the Amherst housing Authority with 15 years' experience in the housing industry. Ms. LeDuc has a Master's Degree in Education focusing on business. Earlier in her career she worked for both an electrical contractor and a general contractor, with part of her role responding to requests for bid submissions and quotations.

- *Submit a detailed line item budget including a trade item breakdown and soft costs. Provide an explanation of sources and uses for all funding.*

Attached are budgets for each of units showing the work needing to be done and the cost of doing it through the DHCD Capital Planning Project Estimator. On units #2 and #3 there are two budgets submitted, one with the replacement of the 8 foot pantry cabinets in each of the two units and the other without. Although the AHA would prefer to have this replacement done at the time of the rehabilitation, if there are insufficient funds to cover the entire project, then these would be the two places we would recommending cutting.

- *Submit an operating and maintenance plan including funds required and source of funding.*

The Annual operating budget for the Amherst Housing Authority for FY'15 is attached. The units in which funds are being requested belong to the fund number 400-1 under the state-aided program.

- *If applicable, describe and document the availability and source of matching or other funds needed to complete the project. In-kind services are accepted only as directly related to the project.*

At this time the Amherst Housing Authority is not seeking other funds for this project. As the AHA has discovered, when leveraging additional funds from the state, it slows down the process where the project would not be successfully completed within the 18 month time frame allotted.

**Answers for Parts G—K must not exceed six (6) pages**

**G. Project Description**

- *Please provide a summary of the proposed project. The summary should include a detailed scope of the total project, including the non-CDBG funded components.*
- *Demonstrate that the activity has been prioritized by the community at the local level.*
- *Include information on the number of individuals or families to be served and who they are, i.e. disabled, low-income, homeless, etc.*
- *For projects involving renovation of buildings used for CDBG-eligible and non-eligible activities, applicants must describe how space is allocated within the building and how the project will be pro-rated to address the mix of uses.*

This project is to rehab two apartments, replace a failed roll-in shower for another unit, and replace first and second floor lobby and hallway carpeting that is ripped in several places. One unit (#2) is currently vacant and un-rentable in its current state; this 3-bedroom unit needs a complete kitchen, with replacement of the sink, countertop, and cabinets. It does not have a GFI near water sources, and also needs flooring throughout the unit, along with the bathroom sink and faucets. The steel tub needs to be resurfaced, but otherwise in good condition.

Unit (#3) will become vacant in the next couple of months and needs a total kitchen replacement, an entire bathroom replacement and new flooring throughout the unit. Without this work this unit cannot be re-rented. This unit also does not have GFI's near water sources, flooring in bad condition and kitchen cabinets in rough condition with the counter delaminating and separating from the wall.

Unit #4 is a 4 bedroom unit where the roll-in shower has failed in the tub/shower room.

The first and second floor hallways need the flooring replaced as the current carpet is ripped in places. The carpeting should most likely be replaced with a VCT or plank flooring.

According to the Housing Production Plan that was conducted in March 2013 the following areas were identified as priority housing needs:

- Rental housing for families, particularly those earning within very low income categories, and the growing number of smaller households that are increasingly single parents with children.
- Rental housing for individuals that require smaller affordable housing units, including persons now accommodated in the shelter in winter and elsewhere during other seasons.
- Appropriate housing for students, both on and off campus, in order to reduce the demand on the housing market in Amherst.
- Preservation of existing affordable rental housing, including subsidized units and those in the private housing market, which are typically more cost effective to rehabilitate than to build new.
- Affordable homeownership for families as market conditions have placed the purchase of homes beyond the financial means of low- and moderate-income households.
- Housing for at risk and special needs populations that often require special services and handicapped accessibility.

This project fits under two of these priority housing needs: Preservation of existing affordable rental housing and Housing for at risk and special needs populations.

In Units number 2 and 3, the populations served are disabled/elderly, with the number of individuals determined on the make-up of the resident/family. Most recently unit #2 was occupied by an elderly/disabled individual with a live-in PCA, and unit #3 is currently occupied by 3 individuals. Unit #4 is being utilized by a social service agency for emergency/respite services for disabled individuals, is a 4 bedroom unit with the capacity of assisting up to 8 individuals.

The entire project is used for CDBG eligible activities.

#### **H. Project Need**

- *What is the need for the proposed project/program?*
- *Define the need or problem to be addressed by the proposed project. Explain why the project is important.*
- *As applicable (i.e., for projects involving construction or rehabilitation), photographs must be included as attachments to the packet.*

The AHA is including numerous photographs of the units and common area that need the rehabilitation as part of the justification for the project need. As stated earlier in the grant application, one unit is currently vacant and the amount of work needed in this unit is beyond the availability of the operating budget.

The importance of this project is to keep affordable units in the community of Amherst online and rented to low income people. Without the additional funds from the Community Development Block Grant program, the units may need to stay vacant until other funding can be acquired.

#### **I. Community Involvement and Support**

- *Demonstrate the involvement and opportunities available for the community and/or potential beneficiaries in the identification, planning and development of the proposed project.*
- *Define the process to be used to maintain involvement of the project beneficiaries in the implementation of the project.*

Regular conversation has occurred with Behavioral Health Network (BHN) regarding their rented space. If this project is awarded, the BHN will continue to be involved in the implementation of the shower room on unit #4.

#### **J. Project Feasibility**

- *Why is the proposed project/program feasible?*

The project will serve a need for affordable housing that would remain vacant without funds to complete the rehabilitation of the units.

- *Demonstrate that the project is capable of proceeding at the time of award, can be effectively managed, and can be physically and financially accomplished within the grant period.*



The AHA has a long history of effectively managing projects with federal, state, and local funds. Most recently the AHA was awarded \$38,100 to complete a renovation project at Watson Farms. The project requirement was that it be complete by December 31, 2014, and this project met the requirements. The AHA was also awarded \$90,000 for a window project at the Jean Elder Property, the entire project was completed within 5 months from the date of the contract signing with the Town of Amherst.

- *Describe what evidence exists to show that the community at large or project beneficiaries will use the project. Include documentation of **demand** for the activity through summary descriptions of surveys, inquiries, waiting lists or past participation. (not applicable to barrier removal or demolition).*

The scope of the project is clearly defined and ready for an architect to draw the plans. Once funds are awarded, the project is shovel ready to begin the process. Since the AHA would not be tapping any other state funds, where there are holdups from those sources, the project can begin immediately and in a year the project would be complete, from architect drawings to fully complete.

In a recent analysis of November 2014, there are 249 applicants on the elderly/disabled wait list, with approximately twelve (12) turnovers per year. It can take three to four applicants to fill a vacancy, which could mean that the most recent applicants could wait up to 5.75 years before obtaining a unit.

See insert for demand of housing documentation.

- *Describe the present status of the project design. Rehabilitation activities should summarize the operational program design. Do not attach and refer to a program manual.*

The scope of the project has been developed for this project and is ready to proceed to an architect once there is money attached to it. Once completed, the two units will be re-occupied from the lengthy wait list the AHA already has.

- *Describe and document the present status of site control for the project.*

The Amherst Housing Authority owns this property, Map ID: 11D/24 - property record card attached

- *Describe and document the current status of environmental review and the timeline for completion of the process. Identify all necessary federal, state, and local permits, including state and local environmental permits, and the timeframe for obtaining them. Include the appropriate checklist(s) and response letters from relevant state agencies and/or local commissions.*

Since this is existing construction there are no environment reviews required. The permits that will be required are for the construction components of the project from the Town of Amherst, building department.

- *Identify and describe the procurement process used or applicable to the project.*

Due to the size of the project we will be required to follow the Commonwealth of Massachusetts construction procurement process.

- *Identify the roles and responsibilities of all personnel involved in the project as well as internal controls.*

Denise LeDuc, Executive Director- Oversight of grant and project implementation of all Housing Authority Properties. 15 years' experience in housing, 30 years' experience in contract management, finance and procurement.

Nancy Schroeder, Director of Asset Management- Project oversight and coordination. 30 years' experience in housing and housing management.

Clara Rowan, Staff Accountant- 9 years' experience in housing finance.

- *Citing past accomplishments, document that the agency has the necessary past expertise to conduct the activity and has successfully completed past activities with CDBG or other programs in a timely manner.*

The Amherst Housing Authority recently (in 2014) was awarded funds that were left over from other projects which had a requirement that it be spent by December 2014. The AHA was able to complete the project within the timeframe along with the billing. The staff involved in this project has extensive background in affordable housing and rehabilitation projects.

- *Describe and identify the project milestones and timeline including unfinished project contracting and other project steps. State the duration of time needed for each milestone, and identify when each milestone will be completed.*

Project awarded: July 2015

Architect selected, Bid specifications and drawings rendered: 2 months (August, September 2015)

Project Advertised: October 2015

Project Awarded: November 2015

Construction: January 2016 to July 2016

## **K. Project Impact**

- *What will be the impact of the proposed project/program?*

The direct impact of this project will be two units will go back online and serve extremely low to low-income people who are elderly/disabled. The project will also provide a safe showering room that will not cause further damage to the existing structure, as the ceramic tile and shower stall has failed.

- *Describe the impact the activity will have on the specifically identified needs. What measurable improvements will result from the activity and will benefit the intended beneficiaries? How much of the need will be addressed?*

By rehabbing the units two disabled families will have homes and an emergency/respite program will have a safe shower room, and the overall building will no longer be compromised from a failed roll-in shower.

- *Define the direct and indirect outcomes that will result from the project. Identify quantitative and qualitative measures to determine that the outcomes are achieved. Refer to specific target areas.*

The overall project is in the Town Center target area and the rehab will continue to provide affordable housing options for elderly and or people with disabilities, which also meets Gov. Patrick's Sustainable Growth Principles.

### **CERTIFICATE OF TAX COMPLIANCE**

Pursuant to Massachusetts General Law chapter 62C, sec 49A, I hereby certify under penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-2477385

Social Security or Federal I.D. number

Dennis LuSoo

Signature: Individual or Corporate Officer

Date January 2, 2015

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PLEASE PRINT

Corporate Name: Amherst Housing Authority

Address: 33 Kellogg Avenue

City, State, Zip Code: Amherst, MA 01002

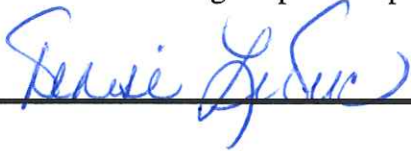
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## CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this Proposal or proposal has been made and submitted in good faith and without collusion or fraud with any other person, business, partnership, corporation, union committee, club or other organization, entity or group of individuals.

Date January 2, 2015

Signature of individual submitting Proposal or proposal

A handwritten signature in blue ink, appearing to read "Denise G. Sur", is written over a horizontal line.

Name of Business Amherst Housing Authority

Address of Business 33 Kellogg Ave., Amherst, MA 01002

## **Application Inserts**

- A. Project Budget Summary
  - I. Individual project budgets with and without pantry cabinet replacements
- B. Photos – Demonstration of need
- C. Proof of ownership
- D. Housing Demand Documentation

**Amherst Housing Authority**  
**Summary of Capital Costs for rehabilitation**

**USES**

<b>Work Description</b>	<b>Total</b>	<b>Unit #2</b>	<b>Unit #3</b>	<b>Unit #4</b>	<b>Hallways</b>
Kitchen Cabinet, Full Height/Pantry	\$13,499.20	\$6,749.60	\$6,749.60		
Kitchn Cabinet, Lower	\$8,071.20	\$3,026.70	\$5,044.50		
Kitchen Cabinet, Upper	\$16,175.44	\$7,384.44	\$8,791.00		
Kitchen Countertop	\$2,455.74	\$1,052.46	\$1,403.28		
Vinyl Sheet Goods	\$24,156.00	\$9,150.00	\$6,862.50		\$8,143.50
Bathroom Sink	\$3,075.08	\$1,537.54	\$1,537.54		
Bathtub refinishing	\$1,312.75	\$1,312.75			
Bathtubs/showers	\$5,015.00		\$2,625.50	\$2,389.50	
Tub surround	\$4,000.00		\$2,000.00	\$2,000.00	
Kitchen Sink	\$1,416.00	\$1,416.00			
Ceramic/Masonry tile	\$639.80			\$639.80	
Water Closet	\$1,215.40	\$1,215.40			
Interior Flourscent fixtures	\$2,390.68	\$1,195.34	\$1,195.34		
GFCI	\$1,042.72	\$595.84	\$446.88		
Bath Faucet	\$424.00	\$212.00	\$212.00		
Kitchen Faucet	\$253.00	\$253.00			
Demo/ laborer/carpenter	\$4,239.50	\$1,325.60	\$1,325.60	\$1,588.30	
Demo/ Plumber	\$1,554.14	\$548.52	\$548.52	\$457.10	
Rough Carpentry- framing /blocking	\$1,361.40			\$1,361.40	
Electrician	\$1,341.00			\$1,341.00	
Plumber	\$1,371.30			\$1,371.30	
Construction Contingency	\$10,875.00	\$4,000.00	\$3,875.00	\$3,000.00	
Other Materials	\$24,500.00	\$4,000.00	\$3,000.00	\$17,500.00	
Soft Costs (@25%)	\$32,596.00	\$11,244.00	\$11,404.00	\$7,912.00	\$2,036.00
<b>Total Estimated Cost</b>	<b>\$162,980.35</b>	<b>\$56,219.19</b>	<b>\$57,021.26</b>	<b>\$39,560.40</b>	<b>\$10,179.50</b>

Option B- no pantry replacement  
in units #2 & #3

		-6749.6	-6749.6		
Savings on Soft costs		-\$1,688.00	-\$1,687.00		
Total savings	-\$16,874.20	-\$8,437.60	-\$8,436.60		
	<b>\$146,106.15</b>	<b>\$47,781.59</b>	<b>\$48,584.66</b>	<b>\$39,560.40</b>	<b>\$10,179.50</b>

**SOURCES**

CDBG Funds \$162,980

# Capital Planning System

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Projects

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 LHA: **AMHERST HOUSING AUTHORITY** ▼  
 Development: **008-667-03 -- JEAN ELDER (CONGREGATE)** ▼  
 Facility: **008-667-03-001 -- 9 CHESTNUT STREET - 1** ▼  
 Unit: **2A** ▼ (ALL Implied if not selected)  
 Project: **008-667-03-001-14-4012 -- 008-667-03-001-14-4012** ▼

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

### Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Laborer	Remove existing cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Remove existing sinks and faucets	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
	Select			0	Dwelling	<a href="#">Add</a>

Labor Total: \$1,874.12

### Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Full Height (Pantry-Type)		\$843.70 LF		8 Dwelling		\$6,749.60 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30 LF		9 Dwelling		\$3,026.70 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64 LF		21 Dwelling		\$7,384.44 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47 LF		18 Dwelling		\$1,052.46 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15 SF		1,000 Dwelling		\$9,150.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54 EACH		1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/showers	Steel tub needs refinishing	\$2,625.50 EACH		1 Dwelling		\$1,312.75 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Sink		\$1,416.00 EACH		1 Dwelling		\$1,416.00 <a href="#">Edit</a>
<a href="#">Delete</a> Water Closets		\$1,215.40 EACH		1 Dwelling		\$1,215.40 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67 EACH		2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96 EACH		4 Dwelling		\$595.84 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00 EACH		1 Dwelling		\$212.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen faucet		\$253.00 EACH		1 Dwelling		\$253.00 <a href="#">Edit</a>
						<a href="#">Add</a>

Materials Total: \$35,101.07

### Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$4,000.00 ea		1 Dwelling		\$4,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Other Materials	underlayment & misc other	\$4,000.00 ea		1 Dwelling		\$4,000.00 <a href="#">Edit</a>
					Dwelling	<a href="#">Add</a>

Others Total: \$8,000.00

### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$11,244

Hard Cost Total: \$44,975

Total Development Cost: \$56,219



## Capital Planning System

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Projects

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LHA: AMHERST HOUSING AUTHORITY ▼  
 Development: 008-667-03 -- JEAN ELDER (CONGREGATE) ▼  
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 Unit: 3A ▼ (ALL Implied if not selected)  
 Project: 008-667-03-001-14-4015 -- 008-667-03-001-14-4015 ▼

Project Information Project Estimation Project Management Project Templates

## Related Inventory Components

with pantry

## Labor

Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a> Laborer	Demo cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a> Plumber & Pipefitter	Demo kitchen and bath plumbing	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
Select			0 Dwelling		<a href="#">Add</a>

Labor Total: \$1,874.12

## Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Full Height (Pantry-Type)		\$843.70 LF		8 Dwelling		\$6,749.60 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30 LF		15 Dwelling		\$5,044.50 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64 LF		25 Dwelling		\$8,791.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47 LF		24 Dwelling		\$1,403.28 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15 SF		750 Dwelling		\$6,862.50 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54 EACH		1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Shower		\$2,625.50 EACH		1 Dwelling		\$2,625.50 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67 EACH		2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96 EACH		3 Dwelling		\$446.88 <a href="#">Edit</a>
<a href="#">Delete</a> Tub Surround--1/4" thickness solid surface		\$2,000.00 EACH		1 Dwelling		\$2,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00 EACH		1 Dwelling		\$212.00 <a href="#">Edit</a>
						<a href="#">Add</a>

Materials Total: \$36,868.14

## Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$3,875.00 ea		1 Dwelling		\$3,875.00 <a href="#">Edit</a>
<a href="#">Delete</a> Misc. materials		\$3,000.00 ea		1 Dwelling		\$3,000.00 <a href="#">Edit</a>
					Dwelling	<a href="#">Add</a>

Others Total: \$6,875.00

## Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$11,404

Hard Cost Total: \$45,617

Total Development Cost: \$57,022

# Capital Planning System

 Logged in as: deniseleduc  
 Logout

## Projects

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LHA: **AMHERST HOUSING AUTHORITY**   
 Development: **008-667-03 - JEAN ELDER (CONGREGATE)**   
 Facility: **008-667-03-001 - 9 CHESTNUT STREET - 1**   
 Unit: **4A**  (ALL Implied if not selected)  
 Project: **008-667-03-001-14-4016 - 008-667-03-001-14-4016**

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

### Related Inventory Components

#### Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Carpenter	Demo ceramic floor walls/ceiling	\$45.38	20 Dwelling		\$907.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Carpenter	Saw cutting	\$45.38	15 Dwelling		\$680.70 <a href="#">Edit</a>
<a href="#">Delete</a>	Carpenter	Rough Carpentry- framing/blocking	\$45.38	30 Dwelling		\$1,361.40 <a href="#">Edit</a>
<a href="#">Delete</a>	Electrician	Rough wiring/ fixture & final connects	\$44.70	30 Dwelling		\$1,341.00 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Piping/fixtures/valves & insulation	\$45.71	30 Dwelling		\$1,371.30 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Demo plumbing	\$45.71	10 Dwelling		\$457.10 <a href="#">Edit</a>
	<input type="text" value="Select"/>	<input type="text"/>		<input type="text" value="0"/> Dwelling	<input type="button" value="v"/>	<input type="button" value="Add"/>

Labor Total: \$6,119.10

### Project Estimation Components (Labor Inclusive)

	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a>	Ceramic/Masonry Tile Floor		\$9.14 SF		70 Dwelling		\$639.80 <a href="#">Edit</a>
<a href="#">Delete</a>	Shower Stall		\$2,389.50 EACH		1 Dwelling		\$2,389.50 <a href="#">Edit</a>
<a href="#">Delete</a>	Tub Surround--4" thickness solid surface		\$2,000.00 EACH		1 Dwelling		\$2,000.00 <a href="#">Edit</a>
	<input type="text"/>	<input type="text"/>				<input type="button" value="v"/>	<input type="button" value="Add"/>

Materials Total: \$5,029.30

#### Other Cost

	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a>	Construction Contingency		\$3,000.00 ea		1 Dwelling		\$3,000.00 <a href="#">Edit</a>
<a href="#">Delete</a>	Floor Membrane		\$2,500.00 ea		1 Dwelling		\$2,500.00 <a href="#">Edit</a>
<a href="#">Delete</a>	Other Construction Materials	Membrane, wall ceramic tile, fixtures	\$15,000.00 ea		1 Dwelling		\$15,000.00 <a href="#">Edit</a>
	<input type="text"/>	<input type="text"/>				<input type="button" value="v"/>	<input type="button" value="Add"/>

Others Total: \$20,500.00

#### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$7,912

Hard Cost Total: \$31,648

Total Development Cost: \$39,560

# Capital Planning System

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Projects

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LHA    
 Development    
 Facility    
 Unit  (ALL Implied if not selected)   
 Project

*Hallways 1st & 2nd*

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

### Labor

Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<input type="text" value="Select"/>	<input type="text"/>		<input type="text" value="0"/>	<input type="text" value="Dwelling"/>	<input type="text"/>
					<input type="button" value="Add"/>

Labor Total:

### Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Vinyl Sheet Goods	Hallway 5' x 30'	\$9.15 SF		150 Dwelling		\$1,372.50 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods	foyer area 20' x 25'	\$9.15 SF		500 Dwelling		\$4,575.00 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods	hallway 8' x 30'	\$9.15 SF		240 Dwelling		\$2,196.00 <a href="#">Edit</a>
						<input type="button" value="Add"/>

Materials Total: \$8,143.50

### Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<input type="text"/>	<input type="text"/>				<input type="text" value="Dwelling"/>	<input type="text"/>
						<input type="button" value="Add"/>

Others Total:

### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$2,036

Hard Cost Total: \$8,144

Total Development Cost: \$10,179

## Capital Planning System

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Projects

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LHA: **AMHERST HOUSING AUTHORITY** ▼

Development: **008-667-03 -- JEAN ELDER (CONGREGATE)** ▼

Facility: **008-667-03-001 -- 9 CHESTNUT STREET - 1** ▼

Unit: **3A** ▼ (ALL Implied If not selected)

Project: **008-667-03-001-14-4015 -- 008-667-03-001-14-4015** ▼

w/o party cabinets

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

## Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a> Laborer		Demo cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a> Plumber & Pipefitter		Demo kitchen and bath plumbing	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
	<b>Select</b> ▼	<b>Select</b> ▲▼		<b>0</b>	<b>Dwelling</b> ▼	<b>Add</b>

Labor Total: \$1,874.12

## Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30 LF		15 Dwelling		\$5,044.50 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64 LF		25 Dwelling		\$8,791.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47 LF		24 Dwelling		\$1,403.28 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15 SF		750 Dwelling		\$6,862.50 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54 EACH		1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Showers		\$2,625.50 EACH		1 Dwelling		\$2,625.50 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67 EACH		2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96 EACH		3 Dwelling		\$446.88 <a href="#">Edit</a>
<a href="#">Delete</a> Tub Surround--1/4" thickness solid surface		\$2,000.00 EACH		1 Dwelling		\$2,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00 EACH		1 Dwelling		\$212.00 <a href="#">Edit</a>
						<b>Add</b>

Materials Total: \$30,118.54

## Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$3,875.00 ea		1 Dwelling		\$3,875.00 <a href="#">Edit</a>
<a href="#">Delete</a> Misc. materials		\$3,000.00 ea		1 Dwelling		\$3,000.00 <a href="#">Edit</a>
					<b>Dwelling</b> ▼	<b>Add</b>

Others Total: \$6,875.00

## Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$9,717

Hard Cost Total: \$38,868

Total Development Cost: \$48,585

# Capital Planning System

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Projects

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LHA **AMHERST HOUSING AUTHORITY**   
 Development **008-667-03 -- JEAN ELDER (CONGREGATE)**   
 Facility **008-667-03-001 -- 9 CHESTNUT STREET - 1**   
 Unit **2A**  (ALL Implied if not selected)  
 Project **008-667-03-001-14-4012 -- 008-667-03-001-14-4012**

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

*w/o pantry cabinets*

## Related Inventory Components

### Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Laborer	Remove existing cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Remove existing sinks and faucets	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
	<input type="text" value="Select"/>	<input type="text"/>		<input type="text" value="0"/>	<input type="text" value="Dwelling"/>	<input type="button" value="Add"/>

Labor Total: \$1,874.12

### Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30 LF		9 Dwelling		\$3,026.70 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64 LF		21 Dwelling		\$7,384.44 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47 LF		18 Dwelling		\$1,052.46 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15 SF		1,000 Dwelling		\$9,150.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54 EACH		1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Shower	Steel tub needs refinishing	\$2,625.50 EACH		1 Dwelling		\$1,312.75 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Sink		\$1,416.00 EACH		1 Dwelling		\$1,416.00 <a href="#">Edit</a>
<a href="#">Delete</a> Water Closets		\$1,215.40 EACH		1 Dwelling		\$1,215.40 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67 EACH		2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96 EACH		4 Dwelling		\$595.84 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00 EACH		1 Dwelling		\$212.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen faucet		\$253.00 EACH		1 Dwelling		\$253.00 <a href="#">Edit</a>
						<input type="button" value="Add"/>

Materials Total: \$28,351.47

### Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$4,000.00 ea		1 Dwelling		\$4,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Other Materials	underlayment & misc other	\$4,000.00 ea		1 Dwelling		\$4,000.00 <a href="#">Edit</a>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="Dwelling"/>	<input type="button" value="Add"/>

Others Total: \$8,000.00

### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$9,556

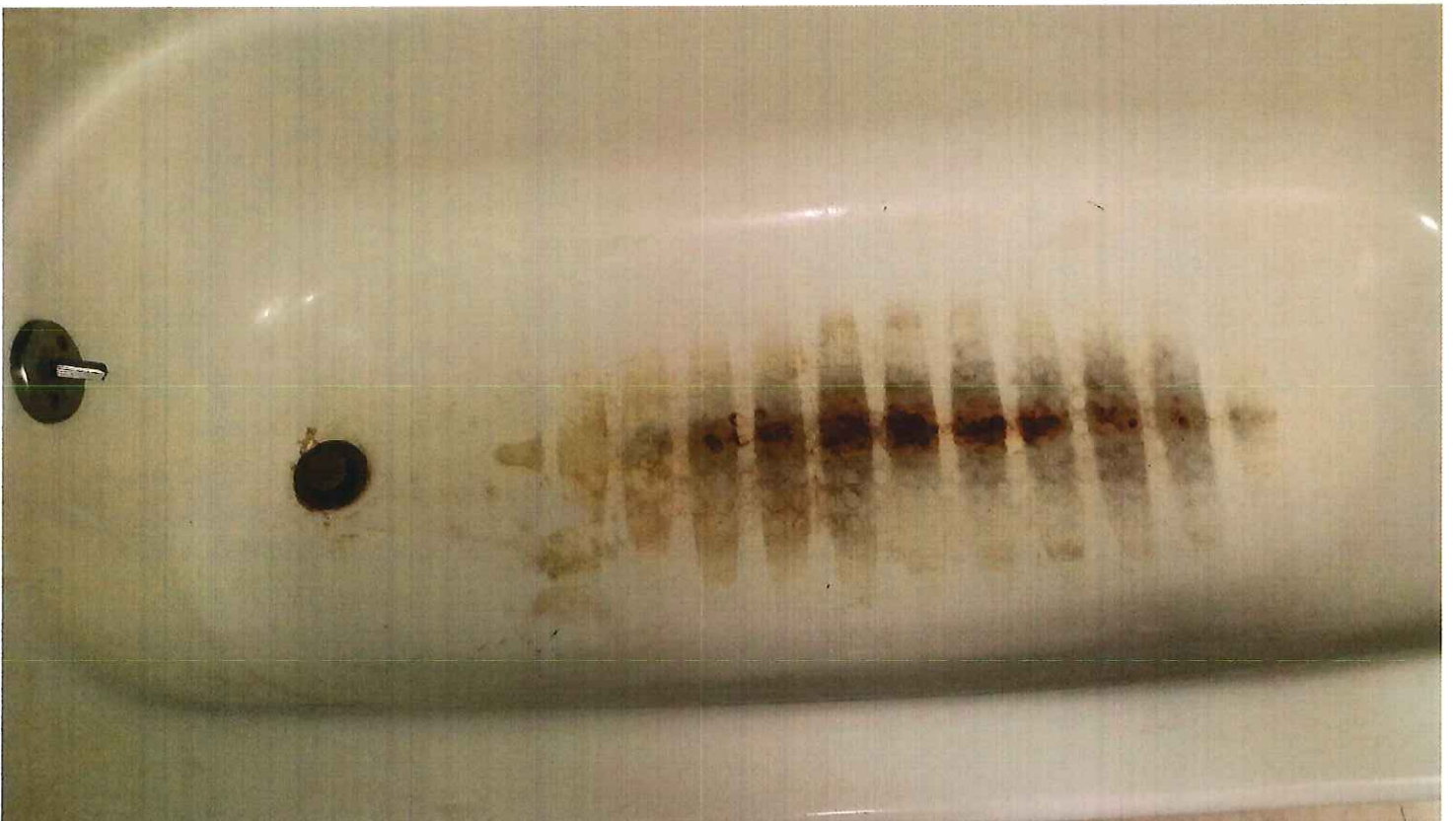
Hard Cost Total: \$38,226

Total Development Cost: \$47,782

Unit #4 Failed Roll-in Shower



Unit #2 Steel Bathtub needs refinishing





Bathrooms in Unit #2 & #3 need replacement (tile failing)

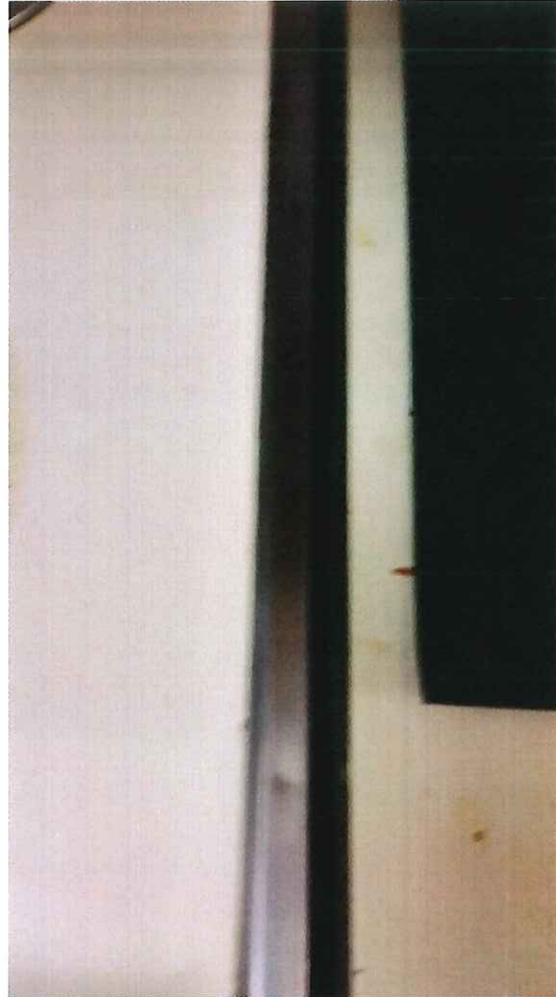




Floor Unit #3



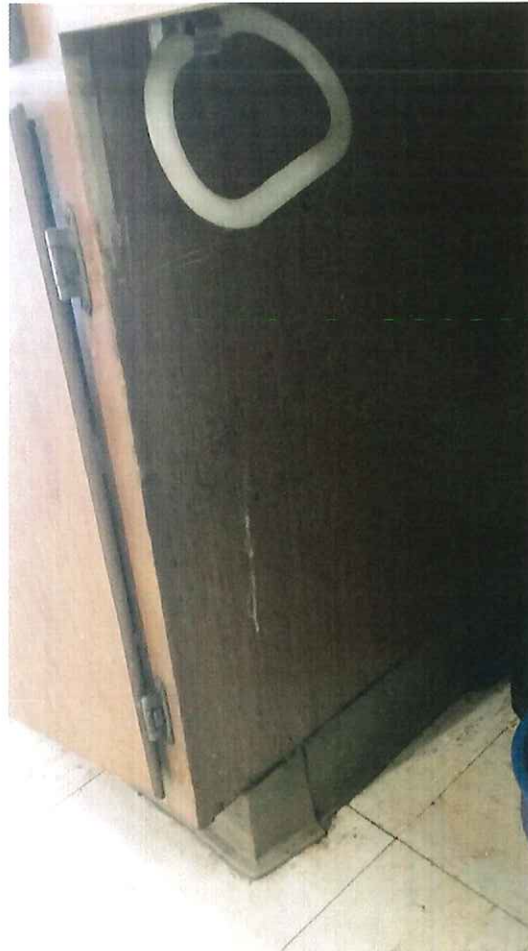
Counter delaminating and Separation Unit #3



Section of Base cabinet Unit #3



Unit #3 Cabinet issues





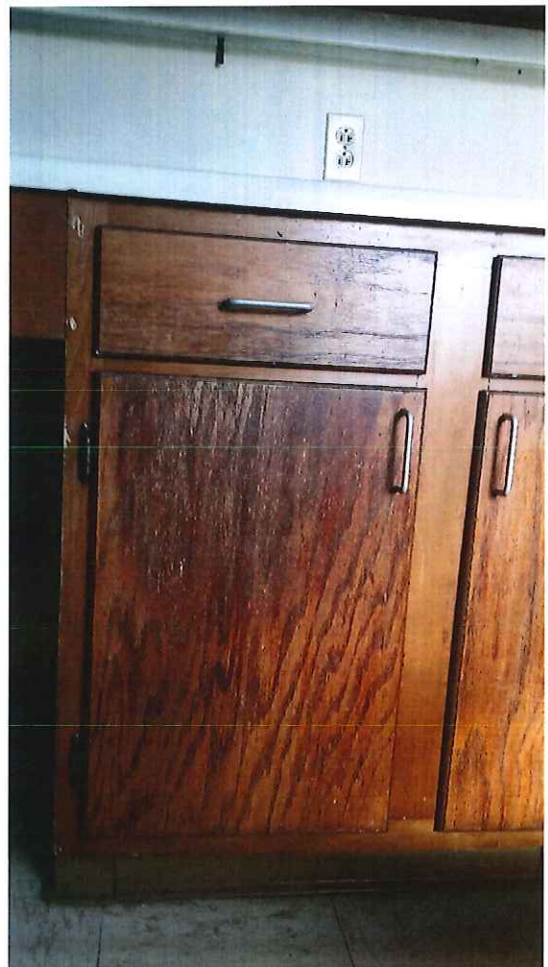
Unit #3 Pantry Cabinet



Unit #4 Pantry Cabinet

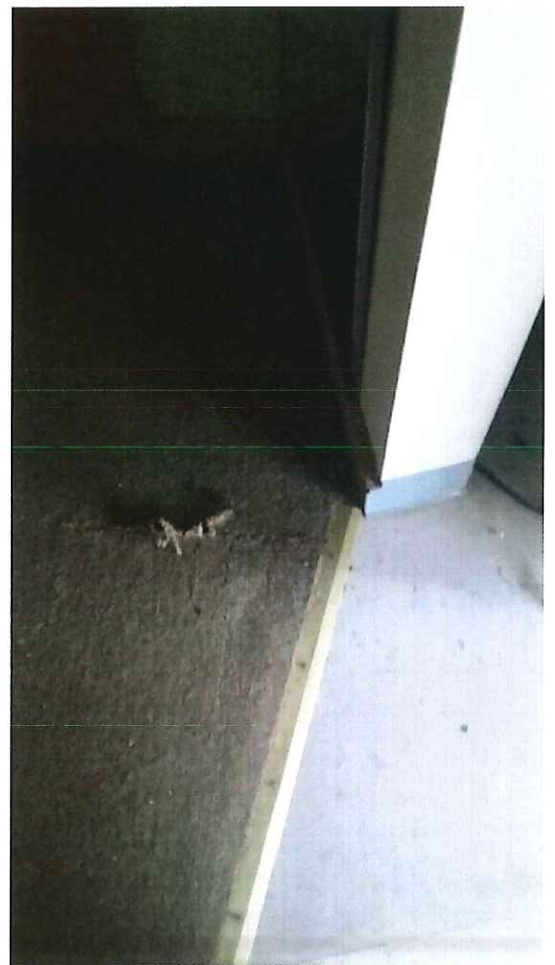


Unit #2 cabinets in poor condition, no GFCI's near water source and countertops delaminating

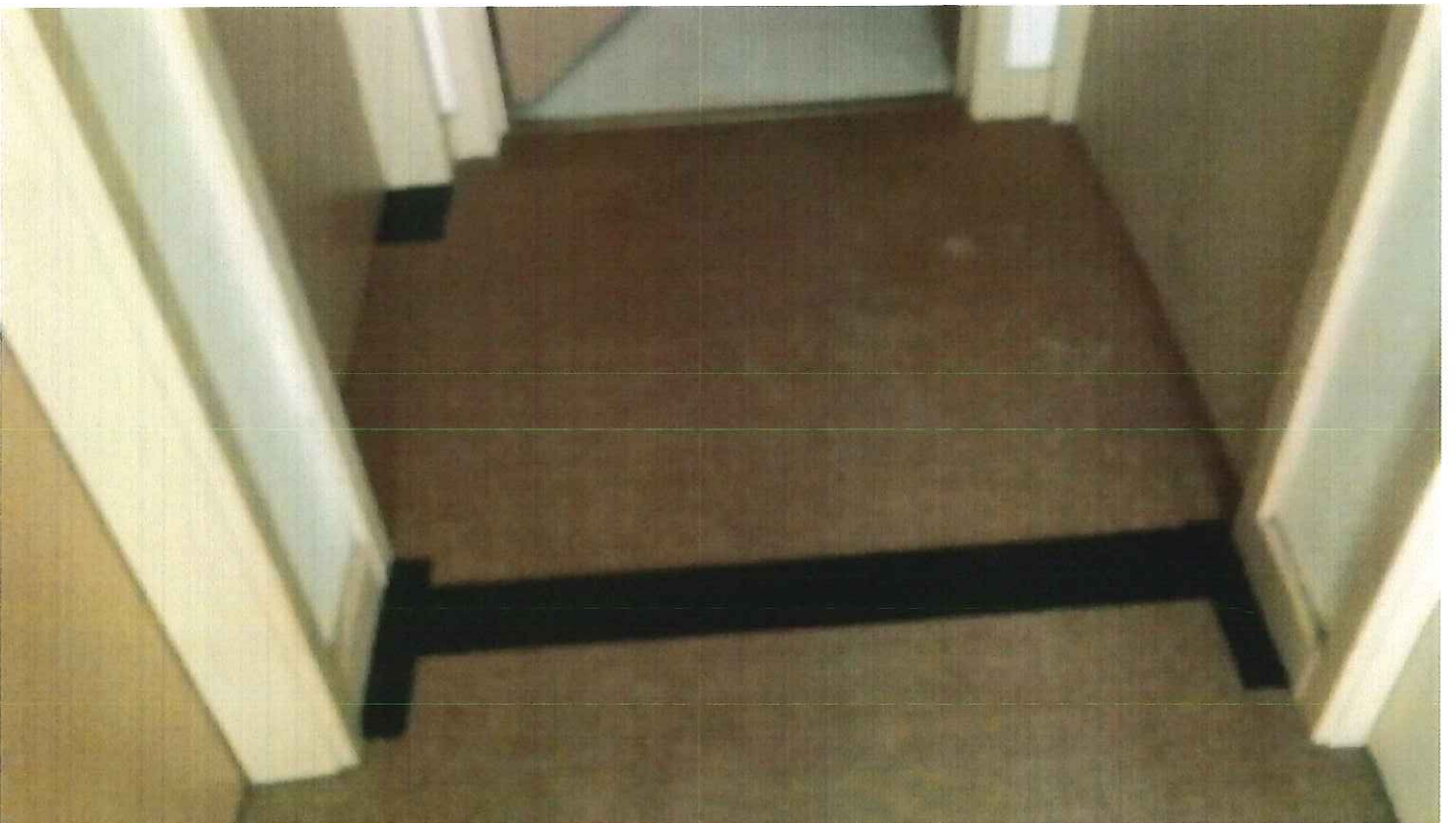




Flooring issues in units #2 and #3



Flooring issues in common hallway– trip and fall hazard

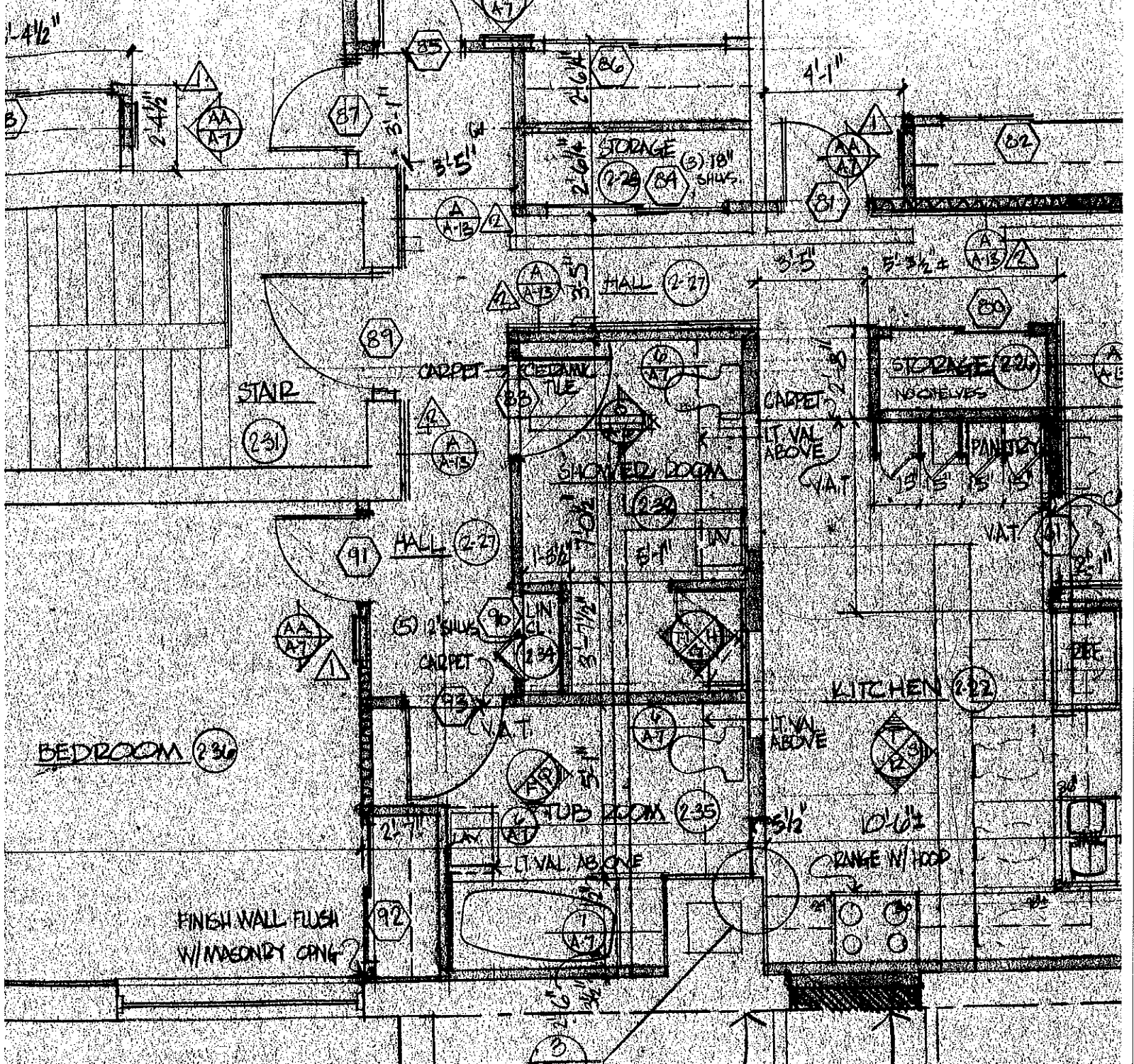




BEDROOM (2-30)

BEDROOM (2-29)

BEDROOM (2-25)



N 1/4" = 1'-0"  
FLOOR EAST

MATCH LINE

INFILL WITH  
NEW 6"  
FIRE-RATED  
UNIT MASONRY

(SEE KEY  
SHT. A-1)

Property Location: 9 CHESTNUT ST  
Vision ID: 628

Account #  
MAP ID: 11D / 24 /

Bldg Name:  
Bldg #: 1 of 1

Card 1 of 1

Sec #: 1 of 1

State Use: 9082  
Print Date: 12/04/2014 11:42

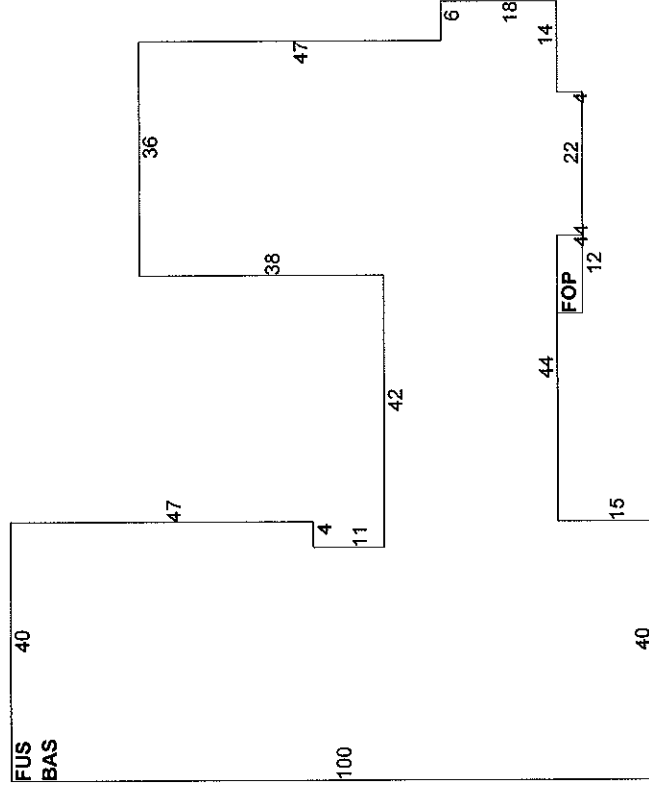
CURRENT OWNER AMHERST HOUSING AUTHORITY 33 KELLOGG AVE AMHERST, MA 01002 Additional Owners:		TOPO 2 Public Water 3 Public Sewer		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT Code Description 9080 EXEMPT 9080 EXM LAND 9080 EXEMPT		Appraised Value 870,000 143,500 7,200		Assessed Value 870,000 143,500 7,200		601 Amherst, MA											
SUPPLEMENTAL DATA Other ID: JEAN ELDER HOUSE Cale Frontag 277.2 BIDIN BIDOUT GIS ID: 11D-24		ASSOC PID#		SALE DATE 12/26/1979 01/01/1951 01/01/1949		q/u U I		SALE PRICE 153,000 0 0		V.C. 1K 0 0		Yr. Code 2015 9080 2015 9080 2015 9080		Assessed Value 870,000/2014 9080 143,500/2014 9080 7,200/2014 9080		Yr. Code 2013 9080 2013 9080 2013 9080		Assessed Value 703,800 138,200 7,200									
RECORD OF OWNERSHIP AMHERST HOUSING AUTHORITY SIGMA PHI EPSILON SIGMA PHI EPSILON		BK-VOL/PAGE 2142/301 1107/409 1051/389		SALE DATE 12/26/1979 01/01/1951 01/01/1949		q/u U I		SALE PRICE 153,000 0 0		V.C. 1K 0 0		Yr. Code 2015 9080 2015 9080 2015 9080		Assessed Value 870,000/2014 9080 143,500/2014 9080 7,200/2014 9080		Yr. Code 2013 9080 2013 9080 2013 9080		Assessed Value 703,800 138,200 7,200									
EXEMPTIONS		Amount		Code Description		Number		Amount		Comm. Int.		Total: 1,020,700		Total: 849,200		Total: 849,200		This signature acknowledges a visit by a Data Collector or Assessor									
ASSESSING NEIGHBORHOOD		NBHD Name		Street Index Name		Tracing		Batch		Notes		Total: 1,020,700		Total: 849,200		Total: 849,200		APPRAISED VALUE SUMMARY									
CONGREGATE HOUSING-AHA NEW ROOFING FY97 BEDROOMS = 09 BATHROOMS = 9		NBHD SUB CE/A		Street Index Name		Tracing		Batch		Notes		Total: 1,020,700		Total: 849,200		Total: 849,200		APPRAISED VALUE SUMMARY									
Permit ID		Issue Date		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd		Purpose/Result	
BLD13-0433		12/12/2012		RE		66,000		0		0		0		REPL WINDOWS		05/02/1996											
GAS11-0230		04/28/2011		PL		0		0		0		0		REPL WTR HTR		11/14/1986											
ELE10-0502		01/22/2010		EL		32,155		0		0		0		FIRE CONTROL REPL													
BLD09-0754		06/17/2009		RE		7,400		0		0		0		RE-ROOF													
PLM09-0313		06/15/2009		PL		0		0		0		0		20 WTR CLST													
BLD08-0651		06/03/2008		RE		0		0		0		0		SEAM REPAIR													
ELE03-223		10/02/2002		EL		0		0		0		0		WIRE 2 BOILERS													
B Use Code		Zone D		Front Depth		Units		Unit Price		I. Factor		S.A. Disc		Acre		ST.		Notes-Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value	
1 9082 Hsg Auth C		RG10		12,000		SF		10.54		1.1000		6		1.0000		1.00		1.00		1.00		1.00		1.00		139,100	
1 9082 Hsg Auth C		RG11		33,005		SF		0.12		1.1000		0		1.0000		1.00		1.00		1.00		1.02		1.02		4,400	
Total Card Land Units:		1.03 AC		Parcel Total Land Area:		1.03 AC		Total Land Value:		143,500		Total Land Value:		143,500		Total Land Value:		143,500		Total Land Value:		143,500		Total Land Value:		143,500	



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	14		Apartments				
Model	94		Commercial				
Grade	12		B+				
Stories	2						
Occupancy	0						
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	02		Roll'd Compos				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	01		None				
Bldg Use	9082		Hsg Auth C				
Total Rooms							
Total Bedrms	09						
Total Baths	9						
Foundation							
Heat/AC	00		None				
Frame Type	03		Masonry				
Baths/Plumbing	02		Average				
Ceiling/Wall	06		Ceil & Walls				
Rooms/Ptns	02		Average				
Wall Height	8						
% Corn Wall	0						
				MIXED USE			
				Code	Description	Percentage	
				9082	Hsg Auth C	100	
				COST/MARKET VALUATION			
				Adj. Base Rate:			
				83.18			
				Replace Cost			
				AYB			
				1,252,307			
				1900			
				A			
				Renodel Rating			
				Year Remodeled			
				Dep %			
				35			
				Functional Obslnc			
				0			
				External Obslnc			
				0			
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond			
				65			
				Apprais Val			
				814,000			
				Dep % Ovr			
				0			
				Dep Ovr Comment			
				0			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				0			
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
FGR1	Garage-Ave			L	600	20.00	1981		0			60	7,200
FPL3	Fireplace 2 St			B	1	4,000.00	1979		1			100	2,600
SPR2	Sprinklers wet			B	14,294	1.10	1979		1			50	7,900
ELEV	Comm Elev			B	1	70,000.00	1979		1			86	45,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	7,518	7,518	7,518	83.18	625,363
FOP	Porch, Open, Finished	0	48	19	32.93	1,580
FUS	Upper Story, Finished	7,518	7,518	7,518	83.18	625,363
Ttl. Gross Liv/Lease Area:		15,036	15,084	15,055		1,252,307



**No Photo On Record**

## ANALYSIS OF THE ELDERLY WAITING LIST (Nov. 2014)

	Applicants	Units
<b>Total # of families on Wait List</b>	249	110
<b>Bedroom Breakdown</b>		
One bedroom applicants	247	
Two bedroom applicants		
Three bedroom applicants	2 *	0
Four bedroom applicants		
<b>Income Distribution of Applicants</b>		
Applicants between 50%-80% of median	5	
Applicants between 30%-49.9%	17	
Applicants at less than 30% of median	225	
Number of Applicants Headed by an Elderly Person	79	
Number of Applicants with a Person with a Disability	41	
<b>Racial/Ethnic breakdown</b>		
White (non Hispanic)	161	
Black (non Hispanic)	26	
American Indian/Native Alaskan	2	
Asian or Pacific Islander	5	
Hispanic	14	
Other/non disclosed	41	

\*Would need to be in a family unit

**Amherst Housing Authority  
FY'15 Budget**

Updated: 1/2/2015

<b>Income</b>	Total	400-1	400-9	689-2	MRVP	HUD PH 085	Sec 8	MODS	Main St Thru	Main St Mgmt	Pomeroy Pass thru	Pomeroy Mgmt
Administrative Fees	359,560.00											
Management Fees % of rents Collected	26,110.00											
Pass-thru funds- direct billing	80,077.30											
Housing Rents	678,400.00	462,000.00	103,908.00	38,000.00	1,560.00	54,000.00	358,000.00		27,150.00	7,500.00	52,927.30	18,610.00
Federal S8	70,000.00											
Non-Dwelling Rent	33,360.00		33,360.00									
Interest on Unrestricted Investments	1,405.00	150.00	375.00	75.00	5.00	450.00	350.00					
Interest on Restricted Investments	100.00		100.00									
Other Operating Receipts Subsidy Related	23,300.00	20,800.00	500.00		2,000.00							
Other Operating Receipts Non-Subsidy Related	3,000.00	3,000.00										
Operating Subsidy	289,102.00	234,067.00				26,480.00		28,555.00				
Capital Fund	19,651.00					19,651.00						
From Operating Reserves	-											
Fraud	5,000.00						5,000.00					
Portability Income	3,900.00						3,900.00					
Restricted Grants	-											
<b>Total Income</b>	<b>1,592,965.30</b>	<b>720,017.00</b>	<b>138,243.00</b>	<b>38,075.00</b>	<b>3,565.00</b>	<b>100,581.00</b>	<b>367,250.00</b>	<b>28,555.00</b>	<b>27,150.00</b>	<b>7,500.00</b>	<b>52,927.30</b>	<b>18,610.00</b>
<b>Expenses</b>												
Administrative Salaries	454,810.45	106,685.08	43,373.94	8,045.83	1,731.00	17,391.00	202,253.60	28,555.00	3,000.00	3,775.00	17,700.00	9,100.00
Compensated Absences	-											
Legal	11,100.00	3,500.00				600.00	4,000.00				3,000.00	
Travel & Related Expenses	4,590.00	1,250.00	350.00	150.00	20.00	500.00	1,750.00				500.00	
Accounting Services	22,800.00	3,000.00	2,414.00	1,782.00	198.00	2,214.00	7,452.00		1,440.00			2,500.00
Audit Costs	11,500.00	3,500.00	750.00	200.00	50.00	1,500.00	4,500.00					
Inspection Fees	24,800.00		400.00				24,000.00					
Office Supplies	13,950.00	2,500.00	1,000.00	350.00	150.00	450.00	5,500.00		1,500.00		2,000.00	
Publications & Subscriptions	3,000.00					1,500.00	1,500.00					
Postage/Printing	9,365.00	3,500.00	375.00	25.00	75.00	200.00	5,000.00					
Advertising	1,840.00	450.00	250.00	75.00	15.00	200.00	700.00					
Telephone/Cell	16,165.00	3,500.00	1,000.00	285.00	95.00	333.00	6,900.00		2,250.00		552.00	250.00
Dues & Memberships	3,695.00	750.00	200.00	75.00	20.00	150.00	2,000.00			100.00		100.00
Lease	4,270.00	700.00	195.00		25.00	350.00	2,500.00					
Staff Training (Meetings/Seminars)	7,400.00	1,500.00	250.00		150.00	500.00	4,500.00					
Information Technology	22,900.00	3,750.00	1,500.00	750.00	500.00	2,000.00	8,650.00		2,000.00		500.00	750.00
Administrative Other	6,390.00	500.00		355.00	39.00	371.00	2,500.00		1,000.00			750.00
Tenant Association	750.00											
Real Estate Taxes	-											
Water/Sewer	63,772.00	48,000.00	2,870.00			9,902.00						
Electric	93,805.00	82,000.00	8,255.00			2,250.00						
Gas	63,650.00		-									
Fuel Oil	15,000.00	15,000.00										
Maintenance Labor	218,306.12	130,636.46	31,658.66	7,826.00	-	17,755.00	-		5600.00	-	14,080.00	-
Maint. Materials & Supplies	53,647.00	33,500.00	6,520.00	4,627.00		6,500.00						
<b>Contract Costs</b>	<b>101,215.00</b>	<b>76,215.00</b>	<b>4,000.00</b>	<b>6,000.00</b>		<b>15,000.00</b>						
Grounds Supplies	1,000.00											
Rubbish	800.00											
Alarm System	-											
Elevator	-											

## Updated: 1/2/2015

2

**Amherst Housing Authority**  
**Summary of Capital Costs for rehabilitation**

**USES**

<b>Work Description</b>	<b>Total</b>	<b>Unit #2</b>	<b>Unit #3</b>	<b>Unit #4</b>	<b>Hallways</b>
Kitchen Cabinet, Full Height/Pantry	\$13,499.20	\$6,749.60	\$6,749.60		
Kitchn Cabinet, Lower	\$8,071.20	\$3,026.70	\$5,044.50		
Kitchen Cabinet, Upper	\$16,175.44	\$7,384.44	\$8,791.00		
Kitchen Countertop	\$2,455.74	\$1,052.46	\$1,403.28		
Vinyl Sheet Goods	\$24,156.00	\$9,150.00	\$6,862.50		\$8,143.50
Bathroom Sink	\$3,075.08	\$1,537.54	\$1,537.54		
Bathtub refinishing	\$1,312.75	\$1,312.75			
Bathtubs/showers	\$5,015.00		\$2,625.50	\$2,389.50	
Tub surround	\$4,000.00		\$2,000.00	\$2,000.00	
Kitchen Sink	\$1,416.00	\$1,416.00			
Ceramic/Masonry tile	\$639.80			\$639.80	
Water Closet	\$1,215.40	\$1,215.40			
Interior Flourscent fixtures	\$2,390.68	\$1,195.34	\$1,195.34		
GFCI	\$1,042.72	\$595.84	\$446.88		
Bath Faucet	\$424.00	\$212.00	\$212.00		
Kitchen Faucet	\$253.00	\$253.00			
Demo/ laborer/carpenter	\$4,239.50	\$1,325.60	\$1,325.60	\$1,588.30	
Demo/ Plumber	\$1,554.14	\$548.52	\$548.52	\$457.10	
Rough Carpentry- framing /blocking	\$1,361.40			\$1,361.40	
Electrician	\$1,341.00			\$1,341.00	
Plumber	\$1,371.30			\$1,371.30	
Construction Contingency	\$10,875.00	\$4,000.00	\$3,875.00	\$3,000.00	
Other Materials	\$24,500.00	\$4,000.00	\$3,000.00	\$17,500.00	
Soft Costs (@25%)	\$32,596.00	\$11,244.00	\$11,404.00	\$7,912.00	\$2,036.00
<b>Total Estimated Cost</b>	<b>\$162,980.35</b>	<b>\$56,219.19</b>	<b>\$57,021.26</b>	<b>\$39,560.40</b>	<b>\$10,179.50</b>

Option B- no pantry replacement  
in units #2 & #3

		-6749.6	-6749.6		
Savings on Soft costs		-\$1,688.00	-\$1,687.00		
Total savings	-\$16,874.20	-\$8,437.60	-\$8,436.60		
	<b>\$146,106.15</b>	<b>\$47,781.59</b>	<b>\$48,584.66</b>	<b>\$39,560.40</b>	<b>\$10,179.50</b>

**SOURCES**

CDBG Funds \$162,980

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LHA: **AMHERST HOUSING AUTHORITY** ▼  
 Development: **008-667-03 - JEAN ELDER (CONGREGATE)** ▼  
 Facility: **008-667-03-001 - 9 CHESTNUT STREET - 1** ▼  
 Unit: **2A** ▼ (ALL Implied if not selected)  
 Project: **008-667-03-001-14-4012 - 008-667-03-001-14-4012** ▼

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

### Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Laborer	Remove existing cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Remove existing sinks and faucets	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
	<input type="text" value="Select"/>	<input type="text"/>		<input type="text" value="0"/>	<input type="text" value="Dwelling"/>	<input type="button" value="Add"/>

Labor Total: \$1,874.12

## Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Full Height (Pantry-Type)		\$843.70	LF	8 Dwelling		\$6,749.60 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30	LF	9 Dwelling		\$3,026.70 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64	LF	21 Dwelling		\$7,384.44 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47	LF	18 Dwelling		\$1,052.46 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15	SF	1,000 Dwelling		\$9,150.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54	EACH	1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Shower	Steel tub needs refinishing	\$2,625.50	EACH	1 Dwelling		\$1,312.75 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Sink		\$1,416.00	EACH	1 Dwelling		\$1,416.00 <a href="#">Edit</a>
<a href="#">Delete</a> Water Closets		\$1,215.40	EACH	1 Dwelling		\$1,215.40 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67	EACH	2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96	EACH	4 Dwelling		\$595.84 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00	EACH	1 Dwelling		\$212.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen faucet		\$253.00	EACH	1 Dwelling		\$253.00 <a href="#">Edit</a>
						<input type="button" value="Add"/>

Materials Total: \$35,101.07

### Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$4,000.00	ea	1 Dwelling		\$4,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Other Materials	underlayment & misc other	\$4,000.00	ea	1 Dwelling		\$4,000.00 <a href="#">Edit</a>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="Dwelling"/>	<input type="button" value="Add"/>

Others Total: \$8,000.00

### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$11,244

Hard Cost Total: \$44,975

Total Development Cost: \$56,219

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LHA: **AMHERST HOUSING AUTHORITY**   
 Development: **008-667-03 - JEAN ELDER (CONGREGATE)**   
 Facility: **008-667-03-001 - 9 CHESTNUT STREET - 1**   
 Unit: **3A**  (ALL Implied if not selected)  
 Project: **008-667-03-001-14-4015 - 008-667-03-001-14-4015**

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

### Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal	
<a href="#">Delete</a>	Laborer	Demo cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60	<a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Demo kitchen and bath plumbing	\$45.71	12 Dwelling		\$548.52	<a href="#">Edit</a>
	<input type="text" value="Select"/>	<input type="text" value=""/>		<input type="text" value="0"/>	<input type="text" value="Dwelling"/>		<input type="button" value="Add"/>
Labor Total: \$1,874.12							

### Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal	
<a href="#">Delete</a> Kitchen Cabinet, Full Height (Pantry-Type)		\$843.70	LF	8 Dwelling		\$6,749.60	<a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30	LF	15 Dwelling		\$5,044.50	<a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64	LF	25 Dwelling		\$8,791.00	<a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47	LF	24 Dwelling		\$1,403.28	<a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15	SF	750 Dwelling		\$6,862.50	<a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54	EACH	1 Dwelling		\$1,537.54	<a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Shower		\$2,625.50	EACH	1 Dwelling		\$2,625.50	<a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67	EACH	2 Dwelling		\$1,195.34	<a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96	EACH	3 Dwelling		\$446.88	<a href="#">Edit</a>
<a href="#">Delete</a> Tub Surround--1/4" thickness solid surface		\$2,000.00	EACH	1 Dwelling		\$2,000.00	<a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00	EACH	1 Dwelling		\$212.00	<a href="#">Edit</a>
							<input type="button" value="Add"/>
Materials Total: \$36,868.14							

### Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal	
<a href="#">Delete</a> Construction Contingency		\$3,875.00	ea	1 Dwelling		\$3,875.00	<a href="#">Edit</a>
<a href="#">Delete</a> Misc. materials		\$3,000.00	ea	1 Dwelling		\$3,000.00	<a href="#">Edit</a>
<input type="text" value=""/>	<input type="text" value=""/>				<input type="text" value="Dwelling"/>		<input type="button" value="Add"/>
Others Total: \$6,875.00							

### Totals

[Edit](#)

Soft Cost: 25%  
 Soft Cost Total: \$11,404  
 Hard Cost Total: \$45,617  
 Total Development Cost: \$57,022

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LHA: **AMHERST HOUSING AUTHORITY** ▼  
 Development: **008-667-03 -- JEAN ELDER (CONGREGATE)** ▼  
 Facility: **008-667-03-001 -- 9 CHESTNUT STREET - 1** ▼  
 Unit: **4A** ▼ (ALL Implied if not selected)  
 Project: **008-667-03-001-14-4016 -- 008-667-03-001-14-4016** ▼

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

### Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Carpenter	Demo ceramic floor walls/ceiling	\$45.38	20 Dwelling		\$907.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Carpenter	Saw cutting	\$45.38	15 Dwelling		\$680.70 <a href="#">Edit</a>
<a href="#">Delete</a>	Carpenter	Rough Carpentry- framing/blocking	\$45.38	30 Dwelling		\$1,361.40 <a href="#">Edit</a>
<a href="#">Delete</a>	Electrician	Rough wiring/ fixture & final connects	\$44.70	30 Dwelling		\$1,341.00 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Piping/fixtures/valves & insulation	\$45.71	30 Dwelling		\$1,371.30 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Demo plumbing	\$45.71	10 Dwelling		\$457.10 <a href="#">Edit</a>
	<input type="text" value="Select"/> ▼	<input type="text" value=""/> ▲▼		<input type="text" value="0"/> Dwelling ▼		<input type="button" value="Add"/>

Labor Total: \$6,119.10

### Project Estimation Components (Labor Inclusive)

	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal:
<a href="#">Delete</a>	Ceramic/Masonry Tile Floor		\$9.14 SF		70 Dwelling		\$639.80 <a href="#">Edit</a>
<a href="#">Delete</a>	Shower Stall		\$2,389.50 EACH		1 Dwelling		\$2,389.50 <a href="#">Edit</a>
<a href="#">Delete</a>	Tub Surround--¼" thickness solid surface		\$2,000.00 EACH		1 Dwelling		\$2,000.00 <a href="#">Edit</a>
	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	Dwelling ▼	<input type="button" value="Add"/>

Materials Total: \$5,029.30

### Other Cost

	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a>	Construction Contingency		\$3,000.00 ea		1 Dwelling		\$3,000.00 <a href="#">Edit</a>
<a href="#">Delete</a>	Floor Membrane		\$2,500.00 ea		1 Dwelling		\$2,500.00 <a href="#">Edit</a>
<a href="#">Delete</a>	Other Construction Materials	Membrane, wall ceramic tile, fixtures	\$15,000.00 ea		1 Dwelling		\$15,000.00 <a href="#">Edit</a>
	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	Dwelling ▼	<input type="button" value="Add"/>

Others Total: \$20,500.00

### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$7,912

Hard Cost Total: \$31,648

Total Development Cost: \$39,560



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 Facility [008-667-03-001 -- 9 CHESTNUT STREET - 1](#) ▾  
 Unit [Corridor #1](#) ▾ (ALL Implied If not selected)  
 Project [008-667-03-001-15-10 -- 008-667-03-001-15-10](#) ▾

Hallways 1st, 2nd

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

### Labor

Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Select</a> ▾	<a href="#"></a> ▾		0	<a href="#">Dwelling</a> ▾	<a href="#">Add</a>

Labor Total:

### Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Vinyl Sheet Goods	Hallway 5' x 30'	\$9.15 SF		150 Dwelling		\$1,372.50 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods	foyer area 20' x 25'	\$9.15 SF		500 Dwelling		\$4,575.00 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods	hallway 8' x 30'	\$9.15 SF		240 Dwelling		\$2,196.00 <a href="#">Edit</a>
						<a href="#">Add</a>

Materials Total: \$8,143.50

### Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#"></a> ▾	<a href="#"></a> ▾				<a href="#">Dwelling</a> ▾	<a href="#">Add</a>

Others Total:

### Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$2,036

Hard Cost Total: \$8,144

Total Development Cost: \$10,179

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LHA: **AMHERST HOUSING AUTHORITY** ▼  
 Development: **008-667-03 - JEAN ELDER (CONGREGATE)** ▼  
 Facility: **008-667-03-001 - 9 CHESTNUT STREET - 1** ▼  
 Unit: **3A** ▼ (ALL Implied If not selected)  
 Project: **008-667-03-001-14-4015 - 008-667-03-001-14-4015** ▼

w/o party cabinets

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

## Related Inventory Components

## Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Laborer	Demo cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Demo kitchen and bath plumbing	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
	Select ▼	▲▼		0 Dwelling ▼		<a href="#">Add</a>

Labor Total: \$1,874.12

## Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30 LF		15 Dwelling		\$5,044.50 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64 LF		25 Dwelling		\$8,791.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47 LF		24 Dwelling		\$1,403.28 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15 SF		750 Dwelling		\$6,862.50 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54 EACH		1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Shower		\$2,625.50 EACH		1 Dwelling		\$2,625.50 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67 EACH		2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96 EACH		3 Dwelling		\$446.88 <a href="#">Edit</a>
<a href="#">Delete</a> Tub Surround--1/4" thickness solid surface		\$2,000.00 EACH		1 Dwelling		\$2,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00 EACH		1 Dwelling		\$212.00 <a href="#">Edit</a>
						<a href="#">Add</a>

Materials Total: \$30,118.54

## Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$3,875.00 ea		1 Dwelling		\$3,875.00 <a href="#">Edit</a>
<a href="#">Delete</a> Misc. materials		\$3,000.00 ea		1 Dwelling		\$3,000.00 <a href="#">Edit</a>
	▲▼	▲▼			Dwelling ▼	<a href="#">Add</a>

Others Total: \$6,875.00

## Totals

[Edit](#)

Soft Cost: 25%  
 Soft Cost Total: \$9,717  
 Hard Cost Total: \$38,868  
 Total Development Cost: \$48,585

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 Development: 008-667-03 -- JEAN ELDER (CONGREGATE) ▼  
 Facility: 008-667-03-001 -- 9 CHESTNUT STREET - 1 ▼  
 Unit: 2A ▼ (ALL Implied If not selected)  
 Project: 008-667-03-001-14-4012 -- 008-667-03-001-14-4012 ▼

Project Information Project Estimation Project Management Project Templates

w/o pantry cabinets

## Related Inventory Components

## Labor

	Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
<a href="#">Delete</a>	Laborer	Remove existing cabinets and flooring	\$33.14	40 Dwelling		\$1,325.60 <a href="#">Edit</a>
<a href="#">Delete</a>	Plumber & Pipefitter	Remove existing sinks and faucets	\$45.71	12 Dwelling		\$548.52 <a href="#">Edit</a>
	Select ▼	▼		0 Dwelling ▼		<a href="#">Add</a>

Labor Total: \$1,874.12

## Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Kitchen Cabinet, Lower		\$336.30 LF		9 Dwelling		\$3,026.70 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Cabinet, Upper		\$351.64 LF		21 Dwelling		\$7,384.44 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Countertop		\$58.47 LF		18 Dwelling		\$1,052.46 <a href="#">Edit</a>
<a href="#">Delete</a> Vinyl Sheet Goods		\$9.15 SF		1,000 Dwelling		\$9,150.00 <a href="#">Edit</a>
<a href="#">Delete</a> Bathroom Sink		\$1,537.54 EACH		1 Dwelling		\$1,537.54 <a href="#">Edit</a>
<a href="#">Delete</a> Bathtubs/Shower	Steel tub needs refinishing	\$2,625.50 EACH		1 Dwelling		\$1,312.75 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen Sink		\$1,416.00 EACH		1 Dwelling		\$1,416.00 <a href="#">Edit</a>
<a href="#">Delete</a> Water Closets		\$1,215.40 EACH		1 Dwelling		\$1,215.40 <a href="#">Edit</a>
<a href="#">Delete</a> Interior Fluorescent Fixture		\$597.67 EACH		2 Dwelling		\$1,195.34 <a href="#">Edit</a>
<a href="#">Delete</a> GFCI Branch Circuit and Device		\$148.96 EACH		4 Dwelling		\$595.84 <a href="#">Edit</a>
<a href="#">Delete</a> Bath Faucet		\$212.00 EACH		1 Dwelling		\$212.00 <a href="#">Edit</a>
<a href="#">Delete</a> Kitchen faucet		\$253.00 EACH		1 Dwelling		\$253.00 <a href="#">Edit</a>
						<a href="#">Add</a>

Materials Total: \$28,351.47

## Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Construction Contingency		\$4,000.00 ea		1 Dwelling		\$4,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Other Materials	underlayment & misc other	\$4,000.00 ea		1 Dwelling		\$4,000.00 <a href="#">Edit</a>
	▼	▼			Dwelling ▼	<a href="#">Add</a>

Others Total: \$8,000.00

## Totals

[Edit](#)

Soft Cost: 25%

Soft Cost Total: \$9,556

Hard Cost Total: \$38,226

Total Development Cost: \$47,782

**Amherst Housing Authority**  
**Summary of Capital Costs for rehabilitation**

Budget over 12 months

Work Description	Total	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16 Total
Kitchen Cabinet, Full Height/Pantry	\$13,499.20								13499.20				13499.20
Kitchn Cabinet, Lower	\$8,071.20							8071.20					8071.20
Kitchen Cabinet, Upper	\$16,175.44							16175.44					16175.44
Kitchen Countertop	\$2,455.74									2455.74			2455.74
Vinyl Sheet Goods	\$24,156.00											24156.00	24156.00
Bathroom Sink	\$3,075.08										3075.08		3075.08
Bathtub refinishing	\$1,312.75											1312.75	1312.75
Bathtubs/showers	\$5,015.00										5015.00		5015.00
Tub surround	\$4,000.00									4000.00			4000.00
Kitchen Sink	\$1,416.00								1416.00				1416.00
Ceramic/Masonry tile	\$639.80									639.80			639.80
Water Closet	\$1,215.40									1215.40			1215.40
Interior Fluorescent fixtures	\$2,390.68										2390.68		2390.68
GFCI	\$1,042.72										1042.72		1042.72
Bath Faucet	\$424.00										424.00		424.00
Kitchen Faucet	\$253.00										253.00		253.00
Demo/ laborer/carpenter	\$4,239.50						4239.50						4239.50
Demo/ Plumber	\$1,554.14						1554.14						1554.14
Rough Carpentry- framing/blocking	\$1,361.40								1361.40				1361.40
Electrician	\$1,341.00										1341.00		1341.00
Plumber	\$1,371.30										1371.30		1371.30
Construction Contingency	\$10,875.00											5875.00	10875.00
Other Materials	\$24,500.00								5000.00	3000.00	4000.00	10000.00	25000.00
Soft Costs (@25%)	\$32,596.00	2000.00	3500.00	1500.00	1500.00	1000.00	0.00	2500.00	3000.00	6000.00	5000.00	3000.00	32596.00
Total Estimated Cost	\$162,980.35	2000.00	3500.00	1500.00	1500.00	1000.00	5793.64	26746.64	24276.60	17310.94	23912.78	44343.75	11096.00 162980.35

Option B- no pantry replacement  
in units #2 & #3

Savings on Soft costs

Total savings

-\$16,874.20

\$146,106.15

*Helping individuals, families and communities improve the quality of lives  
for those with behavioral health and developmental challenges.*

January 2, 2015



**CORPORATE OFFICE**

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Town of Amherst  
Community Development  
4 Boltwood Avenue  
Amherst, MA 01002

To whom it may concern:

Behavioral Health Network, Inc. (BHN) operates numerous programs that assist individuals, families and communities to improve the lives for those with behavioral health and developmental challenges. BHN rents several residential units from the Amherst Housing Authority for people who are developmentally challenged who were previously housed in nursing homes and emergency/respite units to provide for individuals and families needing assistance through a crisis.

The Amherst Housing Authority is applying for Community Development Block Grant Funds to do some upgrades on two of their units, along with rehabbing a failed roll-in shower in a unit currently rented by BHN. This shower is in desperate need of repair, to ensure both the safety of the unit and the individuals needing to utilize this shower.

On behalf of Behavioral Health Network, Inc., I would like to support the application of the Amherst Housing Authority for their application for Community Development Block Grant Funds. I urge you to support their application so the necessary repairs can be done for members of our community who are our most vulnerable.

Thank you for your consideration,

Katherine B. Wilson  
President & CEO